

GP2020

Frequently Asked Questions (FAQs)

Purpose: To provide basic answers to the most frequently asked questions about San Diego County's on-going General Plan Update 2020 (GP2020). This information can also be used as a resource guide for obtaining more specific or detailed information about GP2020.

Q. What is a General Plan and what is General Plan 2020?

A. The General Plan is the "blueprint" or "framework" that will guide the future physical development in the unincorporated areas of San Diego County. California State law requires every City and County to prepare and adopt a General Plan.

GP2020 is a comprehensive update of the San Diego County General Plan, establishing future growth and development patterns for the unincorporated areas of the County. It will replace the current General Plan, including all regional elements and all community or subregional plans. Other components of GP2020 include replacing residential lot size requirements with a density-based approach to development, and identifying ordinances such as the Zoning and Subdivision Ordinance that must be changed within a reasonable timeframe following plan adoption to maintain consistency between the General Plan and other County ordinances and policies.

Why update the General Plan?

The current General Plan dates back to the 1970s, and during the intervening years numerous changes have resulted in growth in the region, state law, and resource protection regulations. Updating the General Plan will:

- ❑ Bring the General Plan up to date with the State of California standards.
- ❑ Produce a land use map that more accurately reflects development capacity and plans for orderly growth.
- ❑ Result in land use and circulation maps that are balanced, as required by State law.
- ❑ Plan for adequate population growth to meet the needs of the unincorporated area.

Q. Is there a difference between the General Plan and Zoning? If so, is there a relationship between the two?

Yes. There is both a difference and a relationship between the General Plan and Zoning. A General Plan is an official document adopted by a city or county that sets forth the general, long-term policies regarding how a community's future development should occur. A General Plan is not a detailed, parcel-specific

policy statement. Instead, it establishes a generalized pattern of future land uses that provides the basis for more detailed plans. The General Plan is a state mandated planning document containing a statement of development policies including a diagram (or map) and text setting forth the objectives of the plan. The General Plan must include certain state mandated elements related to land use, circulation, housing, open space, noise and safety. In contrast to zoning, the General Plan is a generalized, long-term policy framework document that is implemented through the Zoning Ordinance, Specific Plans, and other development guidelines.

The purpose and intent of Zoning should not be confused with the General Plan. Zoning is parcel specific and is intended to provide detailed development regulations for a particular area or “zone”. The entire unincorporated area of San Diego County is divided into various zones according to current and potential land uses. Zoning is used to implement the goals and objectives of the General Plan. State law requires that the General Plan and the corresponding Zoning be consistent with one another. Therefore, upon the adoption of GP2020, DPLU will begin the process to determine which properties may need to be rezoned to ensure consistency with GP2020. Please contact the Zoning Counter for additional information or questions about the current Zoning regulations that apply to your property.

Q. Will the public receive notification about GP2020 public hearings, or other public meetings related to GP2020?

Since the Board of Supervisors authorized GP2020, there have been two mailings to all property owners within the unincorporated area providing information on GP2020. Prior to the numerous public hearings, notices have been placed in local community and regional newspapers. In addition, you can be added to the interest mailing list for public hearing notices and/or added to the e-mail update list.

Additionally, all GP2020 public meetings and workshops (including Interest Group and Steering Committee meetings) are posted on the DPLU website (<http://www.sdcounty.ca.gov/dplu>).

Q. What land use changes (i.e. residential, commercial, or industrial) have been proposed by GP2020? Have any of these changes been adopted by the Board of Supervisors?

In several areas of the unincorporated County, GP2020 proposes to change land use designations and densities that may be different from what is allowed by the current General Plan. A copy of the latest proposed land use map can be viewed

on the San Diego County website (click on the link for the recently added “Draft Land Use Map, June 2005”). You may also click on the link entitled “Publications and Reports” to view the corresponding staff reports to the Planning Commission and Board of Supervisors. These reports include detailed information about the methodology and rationale used to formulate assumptions and recommendations for the GP2020 land use changes.

During the Board of Supervisors hearings of May 19 and June 16, 2004, the Board of Supervisors voted to accept the direction of GP2020, and endorsed the Residential Baseline Map, and directed staff to create a Board Alternative Map for the purposes of the environmental impact analysis. On May 18, 2005, the Board of Supervisors endorsed the remaining non-residential portion of the land use distribution map and modified the Board Alternative Map. However, the Board of Supervisors has **not** adopted any of the proposed land use designations or corresponding densities.

Q. What effect will the adoption of GP2020 have on a subdivision?

A. All privately owned land located within the unincorporated County will be subject to the requirements of GP2020 upon adoption of the plan by the County Board of Supervisors. However, until the adoption of GP2020 becomes effective, subdivision projects are subject to applicable subdivision land use regulations and ordinances, including the current zoning and General Plan requirements. After GP2020 is adopted, those subdivision maps that have not received tentative map approval and are not determined to be pipelined, will be subject to the provisions of the new General Plan (GP2020). Therefore, only those non-pipelined subdivision projects that are consistent with the new General Plan will be able to be approved.

Q. Can I still submit a subdivision application in accordance with the current General Plan?

A. Yes. Applications submitted will continue to be reviewed in accordance with the current zoning and General Plan Designation(s) that applies to the subject property until GP2020 is adopted. Therefore, a project is at substantial “risk” if it is not consistent with GP2020. For those projects that do not have “pipelined” status; this is especially critical if the project does not receive final approval **prior** to the adoption of GP2020.

Note: DPLU will not accept subdivision applications that are based on the proposed Land Use Designations for GP2020 until GP2020 is adopted.

Q. What is the Board of Supervisors “Pipeline Policy”? How could this policy affect the final approval of a subdivision project?

A. Please refer to the Board of Supervisors “Pipeline Policy” for the specific policy language. This policy is available at the Zoning Counter and can be found on the DPLU website. To be considered “pipelined”, a subdivision project would have to be deemed complete (pursuant to Section 65943 of the Government Code and Section 66474.2 of the Subdivision Map Act) **on or before August 6, 2003**. For additional information, refer to the “Frequently Asked Questions About Tentative Parcel Map and Tentative Map Applications attached to the “Pipelining Policy”.

Q. How can I obtain additional information about subdivision requirements under the current General Plan, and GP2020?

The following information will assist you in obtaining answers to your questions about the subdivision process under the current General Plan and GP2020:

Current General Plan

- ❑ Contact the Zoning Counter either by phone or “in-person”(if possible, obtain your Tax Assessor’s Parcel Number(s) from your tax bill or by calling the Tax Assessors Office **prior** to contacting DPLU staff). If you have general, planning related questions about the subdivision process and/or subdivision requirements, visit or call the Zoning Counter at (858) 565-5981, or Toll Free at (888) 267-8770.
- ❑ If you want subdivision project level guidance, or have specific questions regarding planning or environmental regulations; you may schedule a Pre-Application meeting with the DPLU Regulatory Planning Section (**Note:** This service is provided on an hourly rate fee charge). A Pre-Application meeting is highly recommended for property owners and applicants wanting to process a subdivision application. You may request an appointment for a Pre-Application meeting by calling the Regulatory Planning Section Secretary at (858) 694-3684. You can also find the “Pre-Application Meeting Form Request” form on the DPLU website under Regulatory Planning. You may fax the completed form to (858) 694-2555.
- ❑ Information about the regulatory process for subdivisions, is located on the DPLU website: **<http://www.sdcounty.ca.gov/dplu>** (click the link to Process Guidance/ Regulations)

GP2020

- ❑ Request to view the Working Copy Land Use Map(s) - June 2005 - for your particular community (i.e. Fallbrook, Lakeside, and Desert). Working Copy Land Use Maps for all the unincorporated communities are available at the Project Processing Information Counter. You may purchase any of these maps at a cost of \$30 per map. You can also view digital copies of all the Working Copy Land Use Maps via the DPLU website:
<http://www.sdcountry.ca.gov/dplu> (click the GP2020 link, next click “Communities”, then click “Proposed General Plan Maps”).
- ❑ The Zoning Counter can provide the following basic information about GP2020:
 - Location of a particular parcel within a community or subregional planning area
 - Determine the proposed Land Use Designation (and corresponding density) for a particular area or parcel(s)
- ❑ **Note:** If possible, please obtain your Assessors Parcel Number(s) prior to contacting DPLU staff for General Plan assistance.
- ❑ Information brochures about GP2020 including “Frequently Asked Questions About GP 2020”, and “Answers To Typical Questions About Subdivision Projects” and other related brochures are available at the public information counters at the Department of Planning and Land Use, located at 5201 Ruffin Road, Suite B, San Diego, CA 92123-1666.
- ❑ You can obtain additional background information about GP2020 (i.e., project history, project process, assigned County staff) from our website: <http://www.sdcountry.ca.gov/dplu> (Click the GP2020 link, then click “Background”). Specific information about proposed changes in your community will require you to contact the Lead Community Planner (or their Assistant).
- ❑ If you would like information about project objectives, planning criteria and methodology, land use designations and corresponding slope requirements), you should contact the assigned Lead Community Planner, or their Assistant (see the bullet above).
- ❑ The following is a brief list of other helpful links that are accessible by clicking on the DPLU website link:

- What's new? (public announcements, calendar of events)
 - Committees (Interest Group, Steering Committee)
 - Publications and Maps (current publications, existing General Plan, proposed General Plan)
- Questions and comments about GP2020 can also be directed to our "Hotline" telephone number (619) 615-8289. After listening to the recorded message, you may leave your own personal message. Staff will return your phone call either within 24 hours, or the next regular business day. Please be sure to include your name and phone number (or e-mail address). If you want information about your particular property or parcel(s), please include your Tax Assessor's Parcel Number(s).
- If you would like to receive information about upcoming hearings and/or public notices, you may request that your name be placed on the GP2020 mailing list. You can also receive periodic e-mail updates on the progress of GP2020. This information is located on the DPLU website (click the link to General Plan 2020; then click on the "contact us" link and provide us with the requested information.

Our website address is: **<http://www.sdcounty.ca.gov/dplu>**